

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Gary & Ellen Rappaport

Case #: 134-R-03

Date: December 23, 2003

Comments:

1. Please contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Gary & Ellen Rappaport

Case #: 134-R-03

Date: December 23, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Rear building exits must lead to a public way. Please explain.

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Division: Info. Systems

Member: Gary Gray
954-828-5762

Project Name: Gary & Ellen Rappaport

Case #: 134-R-03

Date: December 23, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Gary & Ellen Rappaport

Case #: 134-R-03

Date: December 23, 2003

Comments:

1. Code requires that there be a 10' average, with a 5' minimum, landscape buffer where a vehicular use area adjoins an abutting R.O.W. There may be a deficiency along 4th Ave.
2. 2" cal. trees require at least an 8' wide planting area, 3" cal. trees need 15'.
3. Planting in the vicinity of powerlines must conform to F.P.L. guidelines "The Right Tree in the Right Place". Certain trees appear to be shown too close to lines.
4. Plans need to be to scale (max. of 1" = 30').
5. Shade trees need to be 30' away from other shade trees.
6. All Tree Preservation Ordinance requirements apply. Note that relocated trees need to be guaranteed 90 days.
7. Shade trees need to be 15' away from structures.
8. Add rain sensor requirement to irrigation note.
9. If there are more than 10 spaces in a row, an additional foot needs to be added to one or other of the end islands for every space over 10. This would indicate that one of the islands along 4th Ave. needs to have a min. landscape area width of 13'.
10. Signoff plans are required to be sealed by and contain the name of the Landscape Architect who prepared the plan.

Recommendations:

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Gary & Ellen Rappaport

Case #: 134-R-03

Date: December 23, 2003

Request: Site Plan Level II / 3, 580 sq. ft. office addition / CB

Comments:

1. This is a new use and must meet all current code requirements.
2. Storage is not a permitted use in the CB zoning district; remove all reference to storage on the site plan.
3. Provide additional landscaping in the rear bufferyard. Provide a detail of the bufferyard wall.
4. Provide a point-by-point narrative outlining compliance with Sec 47-25.2 Adequacy.
5. Provide a point-by-point narrative outlining compliance with Sec 47-25.3 Neighborhood Compatibility.
6. Provide a narrative describing the operation of the proposed uses.
7. Show the location of all A/C equipment and trash receptacles on the site plan.
8. Label the adjacent uses on the site plan and show the mass outline of all adjacent structures on the site plan.
9. Provide a photometric plan that shows the illumination levels in the parking lot and at the residential property line. The maximum illumination level at the residential property line cannot exceed .5 footcandles.
10. Respond to the DRC comments within 90 days or further review may be required.
11. Additional comments may be forthcoming.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Gary & Ellen Rappaport

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Comments:

1. All glazing should be impact resistant.
2. Warehouse door should have a secondary locking system.
3. All exterior pedestrian doors should be made of metal, encased in metal frames and have a peephole that allows a viewing angle of at least 180 degrees.
4. A perimeter alarm system is recommended for all doors and windows. An additional motion detection system should be put in place to protect against roof entry.
5. Parking lot lighting should meet the standards set by the IESNA.
6. Parking lot landscaping should not interfere with the illumination of lighting fixtures.
7. **Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.**
8. **Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Gary & Ellen Rappaport

Case #: 134-R-03

Date: December 23, 2003

Comments:

1. Are the proposed parking spaces 8.7 feet or 9.0 feet please make the necessary correction.
2. Provide design detail of the buffer wall pursuant to section 47-25.3.A.3.d.iv.
3. Provided a note/statement on the plans explaining the trash management operation.
4. Additional comments may be discussed at the DRC meeting.